

# Clark County Buildable Lands Program Update

Project Advisory Committee  
Meeting #5

6/5/20

**ECONorthwest**  
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# Meeting #4 Summary

# Topics for this meeting

- Mixed Use and Residential Development on Commercial Land: Introduction and Discussion
- Infrastructure Set-Asides: Introduction and Discussion
- Updates and Responses to Comments on Past Topics
  - Market Factor
  - Redevelopment
  - Employment Land Classifications

# Mixed Use & Residential in Commercial: Introduction and Discussion

Guidelines provide options to calculate the residential capacity of mixed-use areas including:

- Measuring actual residential densities across the mixed-use area
- Establishing a commercial-to-residential ratio for mixed-use areas

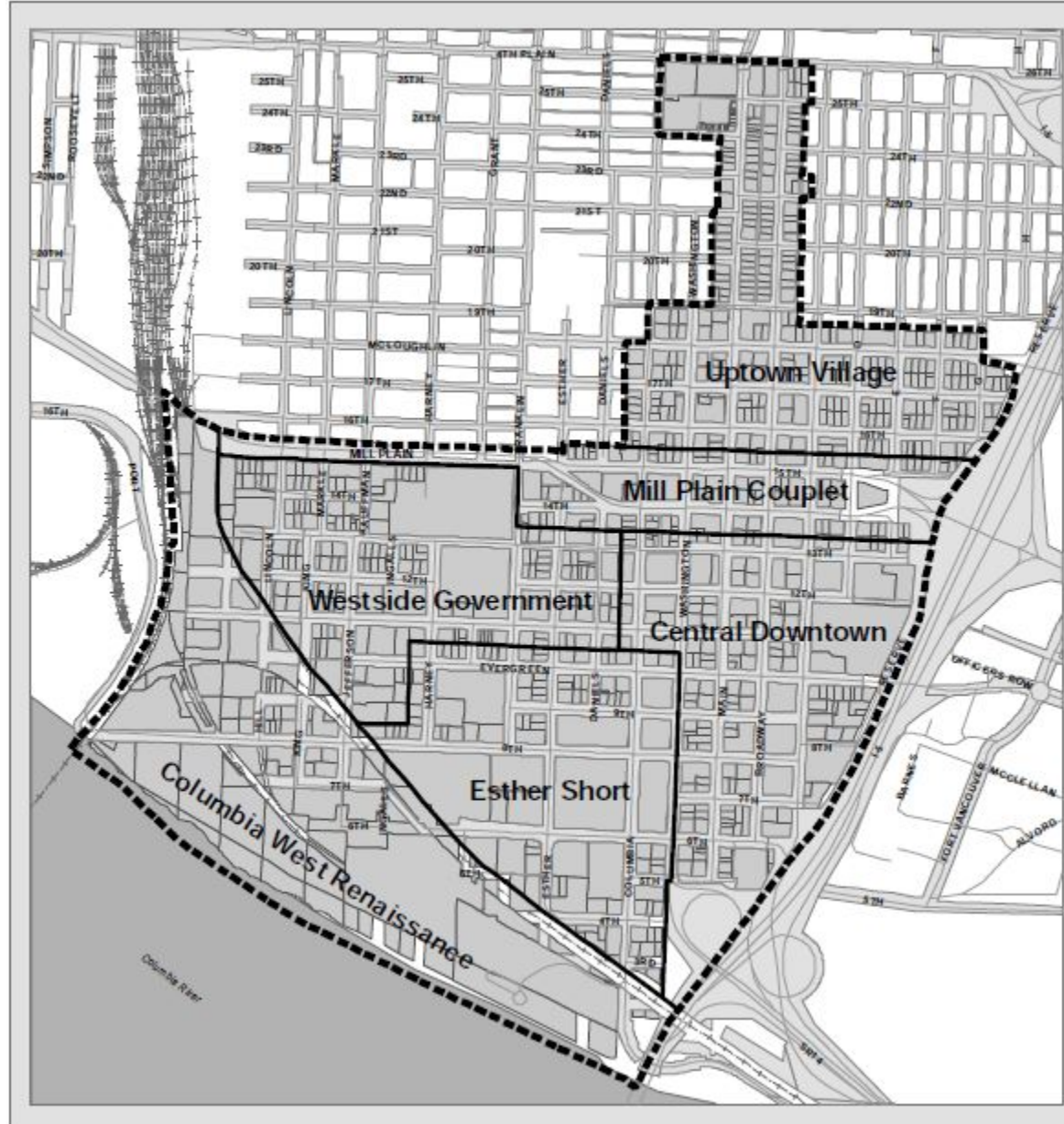
# Mixed Use: Current Approach

- Assumptions based on Comprehensive Plan Designations (not zoning)
- **Mixed use designations:**
  - Assume a mix of residential & commercial
  - Split varies by land use designation
- **Commercial designations:**
  - No residential assumed, even if allowed by plans/zoning

# Residential Development on Commercial Land

- Vancouver City Center Plan allows and anticipates housing on commercial land
- Ridgefield mixed use overlay allows residential development
- Other residential development on commercial land mostly zone changes, split zones, or other anomalies

# Vancouver: Residential Development in Commercial





# Vancouver: Residential Development in Commercial

## Housing Units in VCCP Sub Areas, 2008–2020

Sub Area Name	2008	2020	2008-2020	VCCP Planned Units	Acres
	Housing Units	Housing Units	Housing Unit Growth		
Central Downtown	152	601	449	495	92
Uptown Village	223	725	502	254	78
Mill Plain Couplet	110	506	396	171	40
Columbia West Renaissance	-	322	322	3,014	127
Esther Short	451	676	225	350	71
Westside Government	229	323	94	267	73
<b>Total</b>	<b>1,165</b>	<b>3,153</b>	<b>1,988</b>	<b>4,551</b>	<b>482</b>

*Additional 2,012 units in pipeline as of February 2020*

## **Preliminary recommendation:**

- Use existing city plans or estimates from local planning staff for residential development in commercial areas where allowed by zoning
- Add estimated capacity (number of housing units) to residential model results

# Mixed Use/Residential in Commercial

- Written comments from PAC:
  - Consider commercial areas outside Vancouver City Center in Vancouver – seeing residential in the pipeline

# Infrastructure Set-Asides: Introduction & Discussion



# Infrastructure Set-Asides: Overview

- Impact of changed stormwater regulations
- Other infrastructure components
  - Detailing components of infrastructure set-aside
  - Refinements to avoid double-counting critical lands
  - Off-site public facilities

# Infrastructure Set-Asides: Overview

## ■ On-Site Infrastructure

- Land within a platted subdivision
- Roads, Stormwater facilities, Utilities
- Open Space \*
- All other unbuildable land in tracts

## ■ Off-Site Infrastructure

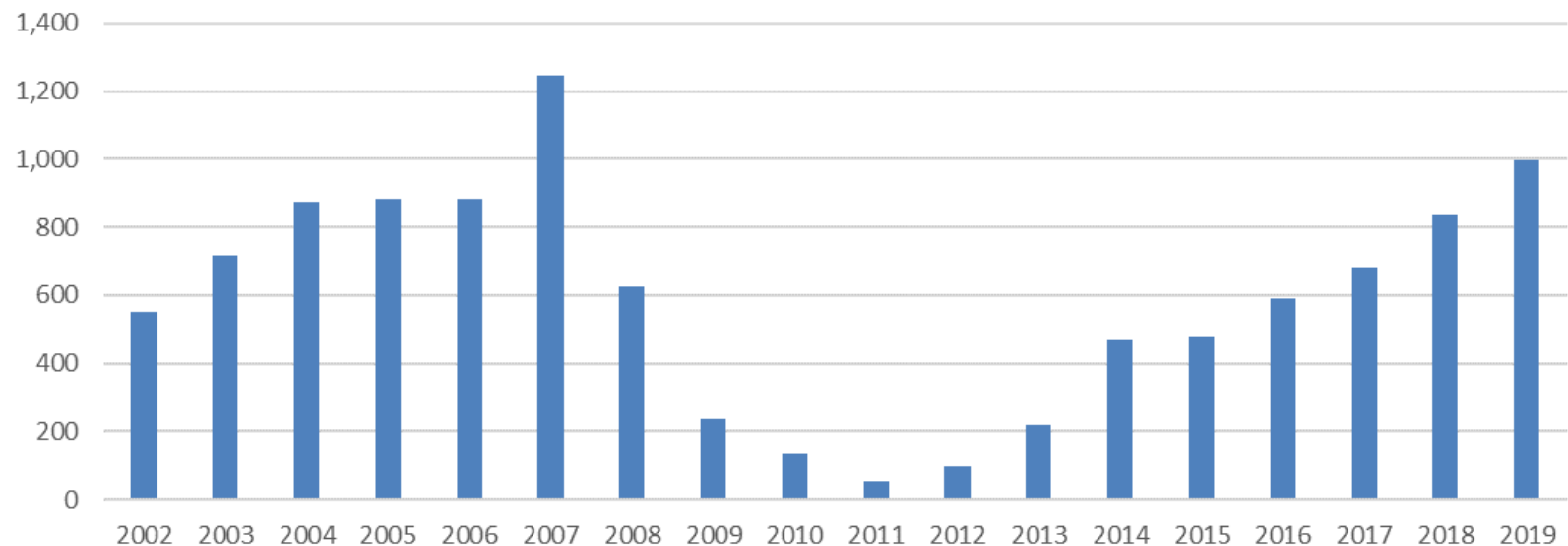
- Land outside of a platted subdivision
- Future capital facilities, school sites, transportation corridors, parks, other facilities not used for residential capacity

# Infrastructure Set-Asides: Overview

- **2007 and 2016 VBLM models infrastructure deduction assumptions**
  - Residential:
    - Single/Multi-Family Residential: 27.7%
    - Mixed Use Residential/Commercial: 25%
  - Commercial:
    - Commercial/Industrial: 25%

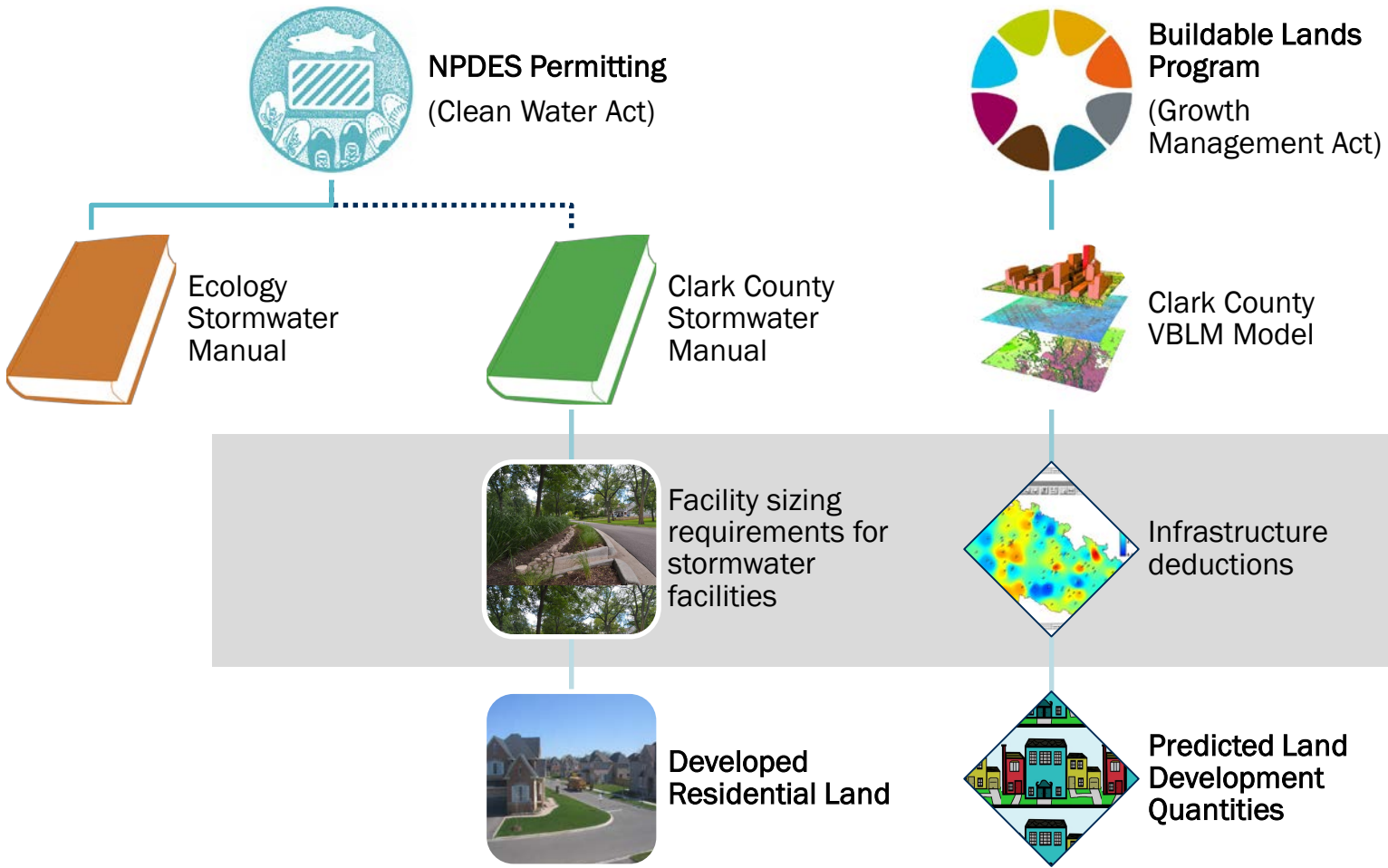
# Infrastructure Set-Asides: Data Challenges

- Delay between when a plat entitlement is granted through the preliminary plat process (vesting occurs) and final plat recording
- Differing city's policies (for open space)
- The great recession affected platting activity





# Infrastructure Set-Asides: Stormwater



# Infrastructure Set-Asides: Stormwater

Comparing 2012-2014 manuals to previous ones:

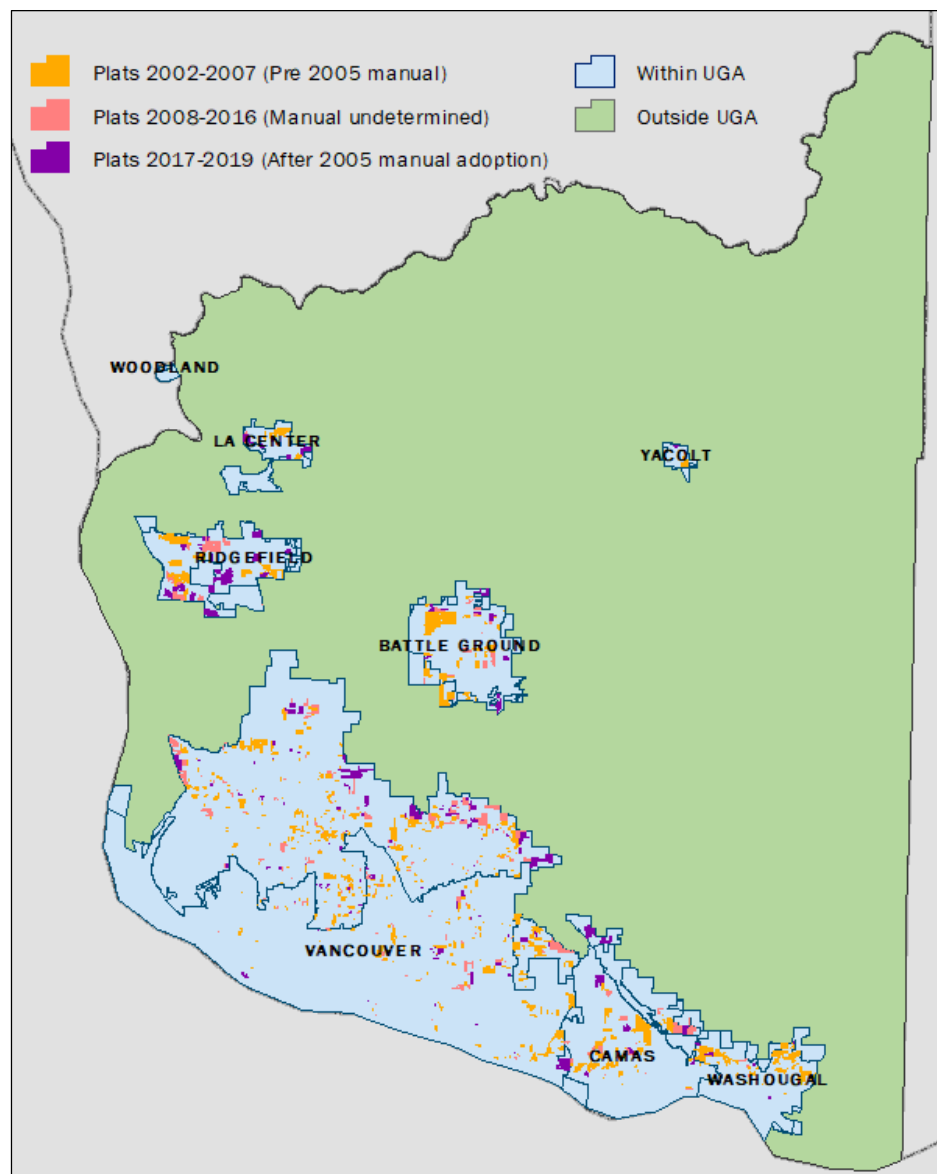
- Includes LID performance standard
- Requires on-site post-construction stormwater management practices for smaller projects
- Has more requirements for managing stormwater
  - Especially when poor infiltration rates are present
- Thresholds for post-construction stormwater controls are changed
  - More projects trigger post construction stormwater controls

Comparing 2012-2014 manuals to previous ones – *Biggest Impact:*

- Minimum Requirement #5 “On site Management” has significantly changed
  - **Within a UGA:** An applicant may choose standard flow control *if* certain on-site flow control BMPs (dispersion, bioretention, permeable pavements) are considered
  - **Outside a UGA:** Meeting the LID flow control requirement with a conventional stormwater pond requires larger ponds

# Infrastructure Set-Asides: Stormwater

N/A	<ul style="list-style-type: none"><li>• Woodland</li><li>• Yacolt</li></ul>
1992 Manual	<ul style="list-style-type: none"><li>• LaCenter</li></ul>
2005 Manual	<ul style="list-style-type: none"><li>• Ridgefield*</li></ul>
2014 Manual	<ul style="list-style-type: none"><li>• Battle Ground</li><li>• Vancouver</li></ul>
2019 Manual	<ul style="list-style-type: none"><li>• Washougal</li><li>• Camas (<i>code says "latest edition" is adopted</i>)</li></ul>



# Infrastructure Set-Asides: Stormwater

## LAND AREA USED FOR STORMWATER FACILITIES IN CLARK COUNTY UGA PLATS BY YEAR

<u>Year</u>	<u>Stormwater facility size as a percentage of the total platted area</u>	
2002	2.4%	} <b>AVERAGE 2002-2007: 2.85%</b>
2003	2.2%	
2004	3.5%	
2005	2.7%	
2006	3.6%	
2007	2.3%	

	<b>LOCATIONS WITHOUT 2005 (OR LATER) STORMWATER MANUAL REQUIREMENTS:</b>	<b>LOCATIONS WITH 2005 (OR LATER) STORMWATER MANUAL REQUIREMENTS:</b>	
2017	2.2%	4.4%	} <b>AVERAGE 2017-2019: 2.21% "WITHOUT" 3.81% "WITH"</b>
2018	1.7%	3.8%	
2019	2.7%	3.1%	

# Infrastructure Set-Asides: Stormwater

- The amount of land consumed to accommodate stormwater facilities following adoption of the 2005 stormwater manual increased by about **34 percent** in jurisdictions subject to the new rules
  - These results show the regulatory shift from the 2005 manual adoption appears to have resulted in an increased land consumption for stormwater facilities

# Infrastructure Set-Asides: Roads

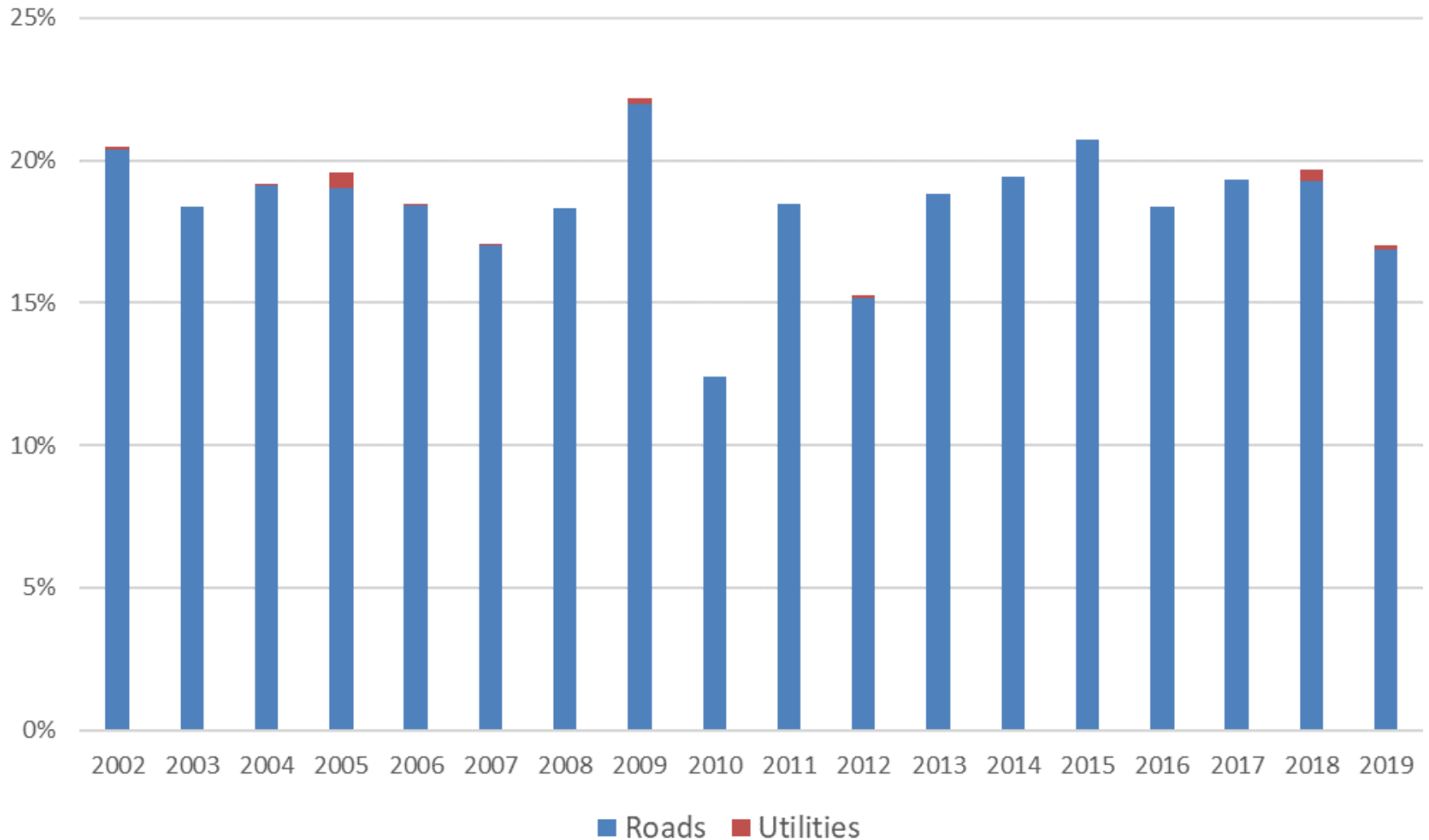
- Land consumption within UGAs and *inside* of the plats has ranged from 12.4% to 22.0%
- The average is 18.6 percent
- It does not appear that there is any sustained trend for roads

# Infrastructure Set-Asides: Utilities

- Land consumption within UGAs and *inside* of the plats has ranged from 0 to <0.5%
- There is no clear trend of increasing land needs for utilities
- Utilities are often located within rights-of-way or within easements on lots



# Infrastructure Set-Asides: Roads / Utilities



# Infrastructure Set-Asides: Open Space

- Average share of open space is 10.1 percent
  - When Critical Land is removed, the average share drops to 0.82 percent

JURISDICTION	OPEN SPACE (TOTAL)	OPEN SPACE – WHEN CRITICAL LAND IS REMOVED
Camas	18.1%	0.92%
Ridgefield	15.5%	0.68%
Washougal	9.7%	0.64%
Battleground	6.5%	0.42%
LaCenter	6.0%	0.38%
Vancouver	4.5%	0.87%
UGA areas (not cities)	4.4%	0.97%
Woodland	None	None
Yacolt	None	None

# Infrastructure Set-Asides: Summary

- **2007 and 2016 VBLM models infrastructure deduction assumptions**
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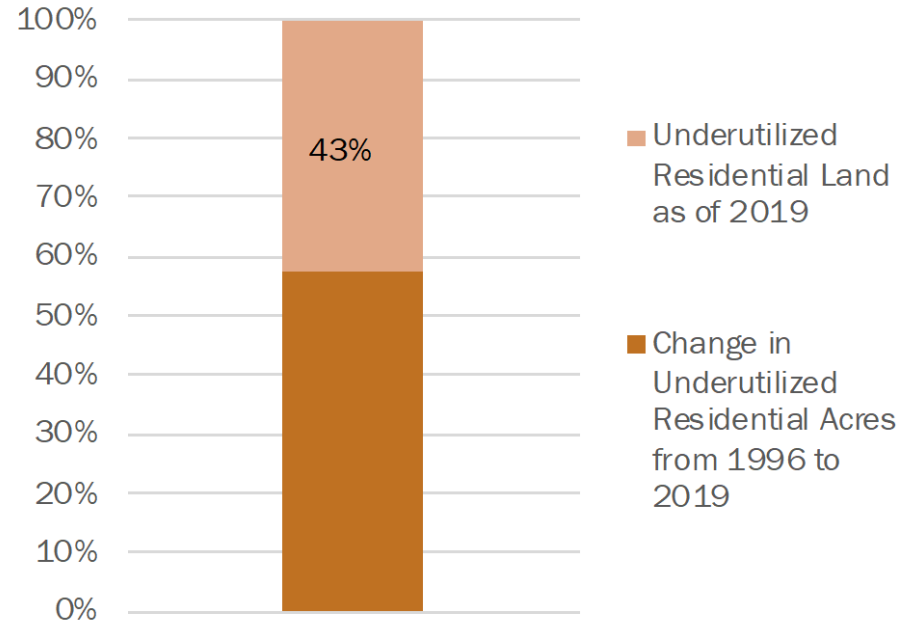
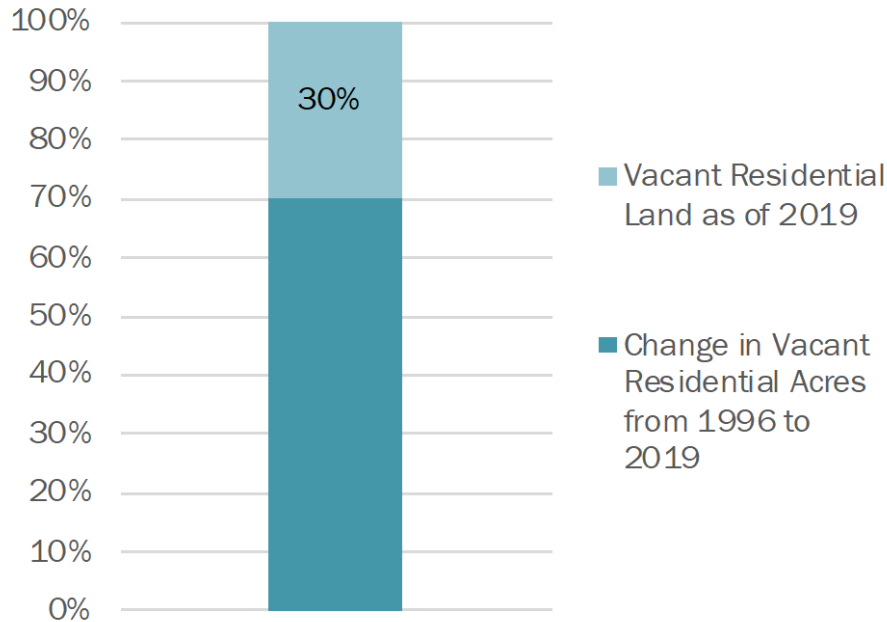
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# Updates & Response to Comments: Market Factor

# Market Factor: Reminder of findings

## Overall Share of Vacant and Underutilized Land Converted and Remaining, 1996 to 2019



### Planning assumptions:

	Vacant	Underutilized
Never to Convert*	10%	30%
Market Factor** (Residential)	1994: 25%, 2016: 15%	
Error Factor** (Residential)	1994: 5%, 2016: 0%	

\* Applied to gross acres of land supply

\*\* Applied to net acres of land demand

## Working recommendation:

- Keep existing never-to-convert factors:
  - 10% never-to-convert factor for vacant residential land
  - 30% never-to convert factor for underutilized residential land
- Up to 15% additional market factor to provide choice in land market.

# Updates & Response to Comments: Redevelopment



## Update and Proposed recommendation:

- *2016 redevelopment assumption*
- Incorporate redevelopment in the VBLM where there is a predictable pattern
  - Redevelopment on small underutilized lots
  - Vancouver's Central City (Topic 6)
- Move 5% demand-side redevelopment factors into VBLM as 5% extra capacity

# Updates & Response to Comments: Employment Land Classifications

# Update: Employment Land Classification

- *Process for site specific review*
  - *Methodology changes*
- Land for Jobs (CREDC tool)
  - Unbuilt commercial and industrial sites
  - 3-year readiness time frame

*Please limit comments to 3 minutes per person.  
Additional comments may be submitted in writing.*

# Public Comment

# Preview of Next Meeting Topics

# Update to Upcoming Meetings

Mtg #	Date	Topics
1	12/6	<ul style="list-style-type: none"> <li>• Project Introduction &amp; Preliminary Issue List (complete)</li> </ul>
2	2/21	<ul style="list-style-type: none"> <li>• Identifying Land Suitable for Development:               <ul style="list-style-type: none"> <li>○ Land Classifications</li> <li>○ Redevelopment</li> <li>○ Introduction to GMA land uses/Mixed Use</li> </ul> </li> </ul>
3	3/20 <i>(virtual)</i>	<ul style="list-style-type: none"> <li>• Identifying Land Suitable for Development:               <ul style="list-style-type: none"> <li>○ Follow up on topics from Meeting 2</li> <li>○ Market Factor</li> <li>○ Infrastructure Gaps</li> </ul> </li> </ul>
4	5/1 <i>(virtual)</i>	<ul style="list-style-type: none"> <li>• Identifying Land Suitable for Development: wrap up &amp; <b>preliminary recommendations</b></li> </ul>
5	6/5 <i>(virtual)</i>	<ul style="list-style-type: none"> <li>• New topics: Introduction &amp; Initial Discussion               <ul style="list-style-type: none"> <li>○ Modeling Mixed Use Areas / Residential on Commercial Land</li> <li>○ Infrastructure Set-Asides</li> </ul> </li> <li>• Past Topics: Updates from the Project Team               <ul style="list-style-type: none"> <li>○ Market Factor</li> <li>○ Redevelopment</li> <li>○ Employment Land Classifications</li> </ul> </li> </ul>
6	7/10 <i>(virtual)</i>	<ul style="list-style-type: none"> <li>• Estimating Land Capacity: Introduction &amp; Initial Discussion               <ul style="list-style-type: none"> <li>○ Population Capacity</li> <li>○ Employment Capacity</li> <li>○ Rural Land Capacity</li> </ul> </li> <li>• Updates as needed on other topics</li> </ul>
	8/14	<i>Break to respond to PAC questions and hopefully allow for an in-person meeting to discuss recommendations.</i>
7	9/18	<ul style="list-style-type: none"> <li>• Review and discuss <b>preliminary recommendations</b> to test in model</li> </ul>
8	Oct/Nov	<ul style="list-style-type: none"> <li>• VBLM results report out</li> <li>• <b>Confirm or refine recommendations</b></li> </ul>

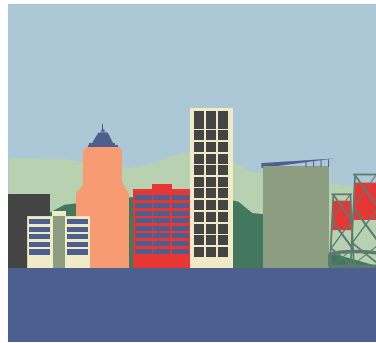
**Bold** indicates where the BLPAC will be asked to make decisions or recommendations.

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